

45 Caistor Close, Whalley Range, Manchester, M16 8NW

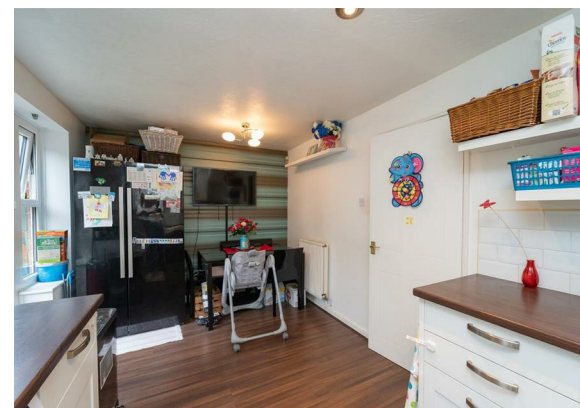


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Offers In The Region Of £335,000

 3  2  1  C

VIDEO TOUR AVAILABLE A beautifully presented THREE BEDROOM, bay fronted, modern linked-detached property plus detached garage. Located on a highly popular residential development, off Alexandra Road South. Situated nearby to the Metrolink stations on both St Werburgh's Road and Mauldeth Road West. Close to Whalley Range Lawn Tennis Club, local amenities including Hough End playing fields, bus routes directly into the city centre and the motorway links to Manchester International Airport and further a field. In brief, the well-planned accommodation consists of an entrance hall leading to a downstairs W.C, a lounge with a bay window to the front aspect and a fitted kitchen/dining room, completing the ground floor with access into the rear enclosed lawned garden. Whilst to the first floor there is a landing leading to three good bedrooms and a fitted white three-piece family bathroom. The property benefits from gas central heating, an enclosed rear lawned garden and a driveway providing off road parking, leading to a useful garage.





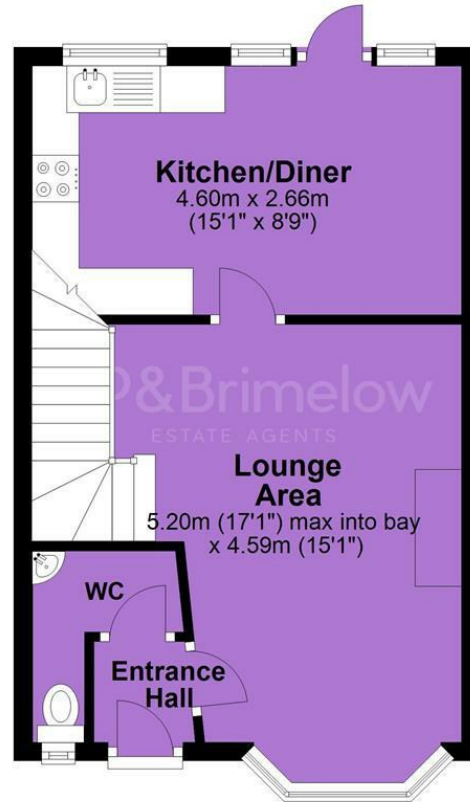
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

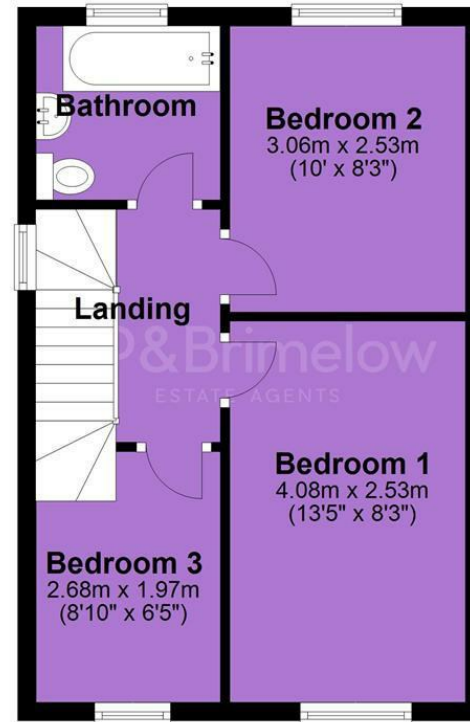


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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